

Victor Block
202 West Harrison Avenue
Guthrie
Logan County
Oklahoma

HABS No. OK-13

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OKLA,
42-GUTH,
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. OK-13

THE VICTOR BLOCK

Location: 202 W. Harrison Ave. (NW Corner, Harrison and First)
Guthrie, Logan County, Oklahoma.

Present Owner: C. Raygan Martin, 600 N. Elm St., Guthrie, Oklahoma.

Present Occupant: Martin's Sporting Goods; Uptown Bowling Lanes.

Statement of Significance: The Victor was among the most handsome and celebrated business blocks of early Guthrie, as well as the largest. Erected for one of the most successful developers of the commercial district, the building is an excellent example of the type of structure built in territorial Guthrie as a speculative venture.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1893.
2. Architect: Joseph Foucart.
3. Original and subsequent owners: The following is a complete chain of title from 1890 to the present, of the land on which the structure now stands:

1891 Warranty deed September 30, 1891, recorded October 20, 1891, Book A page 187, Smith, Winfield S. and Bradley, Stephen H. to Smith, Frances A.

1892 Quit claim deed March 11, 1892, recorded March 12, 1892, Book A page 72, Galloway, Binnie G. to Galloway, Elizabeth C.

Warranty deed August 30, 1892, recorded September 1, 1892, Book 5 page 456, Smith, Frances et mar Winfield to Taylor, G. W.

Quit claim deed September 2, 1892, recorded September 2, 1892, Book A page 186, Taylor, George W. et ux to Smith, Frances A.

Trustee deed September 1, 1892, recorded September 2, 1892, Book 7 page 162, Trustees for the Townsite of Guthrie of Smith, Frances A.

(NOTE: RE: The foregoing transaction:
Resolution of conflict over original claim to the
property between John M. Galloway and Winfield
Smith & Stephen H. Bradley. Galloway died during
the proceedings, willing his claim to Binnie who
quit that claim to her mother, Elizabeth. Smith
& Bradley passed their claim to Frances Smith, in
whose favor the final decision was made).

- 1894 Warranty deed April 6, 1894, recorded April 6,
1894, Book 7 page 604, Smith, Winfield to Bliss,
Mary L. (Note: The property "Victor Block" is
mentioned in the deed).
- 1896 Quit claim deed September 8, 1896, recorded
September 17, 1896, Book 7 page 259, Smith,
Norman A. to Rhaner, John G.
- Warranty deed September 8, 1896, recorded
September 17, 1896, Book 13 page 76, Smith,
Winfield S. & Smith, Mary L. to Rhaner, John G.
- 1902 Sale, March 1, 1902, recorded March 7, 1902, Book
2 page 553, Rhaner, John G. to Tearney, John L. &
Selstrom, John
- Warranty deed March 1, 1902, recorded March 15,
1902, Book 24 page 212, Rhaner, John G. to
Tearney, John L. & Selstrom John
- 1904 Warranty deed March 16, 1904, recorded March 17,
1904, Book 3 page 579, Selstrom, John to
Selstrom, Julia (NOTE: "an undivided 1/2
interest . . .")
- 1908 Quit claim deed June 10, 1908, recorded June 11,
1903, Book 10 page 461, Selstrom, Julia to
Selstrom, John (NOTE "an undivided 1/2 interest
. . .")
- Warranty deed June 11, 1908, recorded June 11,
1908, Book 42 page 50, Tearney, John J. et ux
Maud to Selstrom, John (NOTE: "an undivided 1/2
interest . . .")
- Warranty deed June 15, 1908, recorded June 16,
1908, Book 42 page 75, Selstrom, John et ux Julia
to Tearney, John J. (NOTE: "an undivided 1/2
interest . . .")

- 1910 Warranty deed January 24, 1910, recorded February 2, 1910, Book 45 page 379, Selstrom John to Selstrom, Julia (NOTE: "an undivided 1/2 interest . . .")
- 1913 Warranty deed June 20, 1913, recorded June 21, 1913, Book 51 page 482, Selstrom, Julia to Selstrom, John (NOTE: "an undivided 1/2 interest . . .")
- 1914 Warranty deed January 27, 1914, recorded February 11, 1914, Book 52 page 325, Selstrom John to Selstrom, Julia (NOTE: "an undivided 1/2 interest . . .")
- 1918 Warranty deed April 20, 1918, recorded April 23, 1918, Book 52 page 340, Tearney, John J. & Tearney, Maud Selstrom, John & Selstrom, Julia to Grand Lodge of Oklahoma Ancient Order of United Workers
- 1946 Warranty deed February 20, 1946, recorded February 25, 1946, Book 123 page 469, Grand Lodge of Oklahoma Ancient Order of United Workers to Martin, Charlie Raygan et ux

4. Builder, suppliers: Unknown.
5. Original plans and construction: Unknown.
6. Alterations and additions: A metal and wood awning was placed along the east and south walls above the plate glass windows (i.e., around the shop portion of the first floor). This is suspended on cables and anchored along the metal window frame which separates the plate glass of smaller, translucent panes and which has been replaced by corrugated metal sheets. This was the characteristic shop window arrangement of the commercial district, and remains intact in very few structures. The other alterations, all on the first story exterior, involve the sealing of a large freight entrance in the east wall and the removal of most of the glass from openings. It is not possible to date these changes at present. The basement has been outfitted as a bowling alley (4 lanes), but the original configuration of the area has not been determined.

B. Historical Events and Persons Connected with the Structure:

1. Winfield S. Smith: An early Guthrie real estate speculator, Smith was featured in "The Art Edition" of the Oklahoma State Capital published by Frank Greer in 1901. The article, which contained pictures of Smith, his wife, three of his buildings (including the Victor and his home), had this to say of Smith:

"Mr. Smith, a native of New York, one of the first day men, always actively prominent in the political, educational and business affairs of Guthrie, has done more, perhaps, than any other man in building the city. In 1892 he built the Little Victor, in '93 the Victor, still the finest building in the city, except the Masonic Temple; in '95 the Oswego and in '99 the Triumph. Mr. Smith as a member of the board of education was instrumental in placing music and drawing on the course of study and has recently set on foot the Guthrie Conservatory of Music. As a member of the City Council he is at present vigorously pushing public improvements and is the father of a successful plan for a new City Hall building. Starting with nothing he illustrates what nerve and opportunity can do."

2. The Victor was for a number of years toward the end of the 19th Century the home of the drugstore of F. B. Lillie, first pharmacist of Oklahoma.

C. Sources of Information:

1. Old views: Numerous photographs of the building from before the turn of the century can be found in the photograph collections of the Oklahoma Historical Society and the Western History Archives of the University of Oklahoma, Norman. These are primarily views of streets, but there are a few pictures exclusively of the Victor. A photograph appears in the "Art Edition" of the Oklahoma State Capital, and a drawing in the City Directory of 1898, encaptioned "occupied by Okla Hotel, F. B. Lillie & Co.'s Drug Emporium, and T. B. Reder, Furniture."

There is a drawing of the building in Oklahoma Illustrated p. 51.

2. Bibliography:

a. Primary and unpublished sources:

1. Deed Records, Office of the Clerk of Logan County.

2. Guthrie City Directories.

a. 1894

b. 1896-7

c. 1905

3. Sanborn Maps

a. "Insurance Maps of Guthrie, Oklahoma Logan County, August 1894," Copyright 1894 by the Sanborn Map Co. (reproduction in part).

b. "Insurance Maps of Guthrie, Oklahoma Logan County, September 1898," Copyright 1898 by the Sanborn Map Co. (reproduction in part)

c. "Insurance Maps of Guthrie, Oklahoma Logan County, October 1903," Copyright 1903 by the Sanborn Map Co. (original, complete).

d. "Insurance Maps of Guthrie, Oklahoma Logan County, July 1908," Copyright 1908 by the Sanborn Map Co. (original, complete).

b. Secondary and published sources:

1. Oklahoma Illustrated. Leader Publishing Co., 1894.

2. Oklahoma State Capital Art Edition, Saturday, May 20, 1900.

3. Likely sources not yet investigated:

a. Records of Foucart, not located.

b. Miscellaneous Records of Logan County, Office of Clerk of Logan County.

PART II. ARCHITECTURAL INFORMATION

This three story brick building has a corner entrance above which looms a two story bay. A detailed cornice, surmounted by decorated turrets, runs the length of the southern and eastern facades. Recessed brick panels, typical in Foucart's work, are found on the first story of the eastern facade, while shop windows are located on the south. The southern and corner fenestration and cornice are more elaborately designed than those on the east. For additional information, see Town of Guthrie (OK-10).

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Oklahoma Historical Society, which provided funds. Under the direction of John Poppeliers, Chief of HABS, the project was completed during the summer of 1973 at the Historic American Buildings Survey field office, Guthrie, Oklahoma, by Prof. John C. Haggard (Syracuse University), Project Supervisor; John D. Hnedak (Cornell University), Project Historian; William E. Barrett, Project Photographer; and student architects: Barry Gryb (Iowa State University), John Robbins (University of Virginia), Julian Smith (Massachusetts Institute of Technology), Howard Takenaka (University of Oregon).